



VERITY
FREARSON

44 CHELTENHAM MOUNT, HARROGATE, HG1 1DL

GUIDE PRICE £700,000

44 CHELTENHAM MOUNT,

Harrogate, HGI IDL

A most impressive five-bedroom townhouse with off-road parking and outside entertaining space, situated in the heart of Harrogate town centre.

This beautifully presented home has been newly updated and modernised by the current owners to a very high standard. On the ground floor there is a sitting room and second reception room / bedroom as well as a downstairs WC. On the lower ground floor there is a stunning open-plan kitchen and living area, with high-quality fittings and glazed door leading to the private sun terrace. Upstairs, there are three double bedrooms, attic room / home office, modern bathroom and en-suite shower room. The property has the advantage of off-road parking to the rear of the building and the front there is a sunken sun terrace providing a private outside sitting area with feature outdoor lighting.

The property is located in this desirable location within the heart of Harrogate town centre, just a few minutes' walk from the excellent range of amenities within the town including a variety of shops, bars, restaurants and transport links, including the railway station that provides direct access to York, Leeds and London. Offered for sale with no onward chain.



Sitting Room · Dining Kitchen · Cloakroom

5 Bedrooms · En-Suite Shower Room · Bathroom · Attic Room

Off-Road Parking · Attractive Courtyard Garden · EV Charging Point







ACCOMMODATION

GROUND FLOOR RECEPTION HALL

DINING KITCHEN

A stunning open-plan kitchen and living/dining area with glazed door leading to a private outdoor sun terrace. The kitchen comprises a range of stylish and modern fitted units with induction hob, integrated oven, dishwasher and washing machine.

SITTING ROOM / BEDROOM

A spacious reception room with bay window.

DINING ROOM / BEDROOM

A further reception room providing a dining or additional living area or bedroom.

CLOAKROOM

With WC and washbasin set within a vanity unit.

FIRST FLOOR BATHROOM

A modern white suite comprising WC, washbasin set with a vanity unit, and bath with shower above. Tiled walls and floor.

BEDROOM

A large double bedroom with bay window.

EN-SUITE SHOWER ROOM

A white modern suite comprising WC, basin set with an vanity unit and shower. Heated towel rail.

SECOND FLOOR BEDROOM

A large double bedroom.

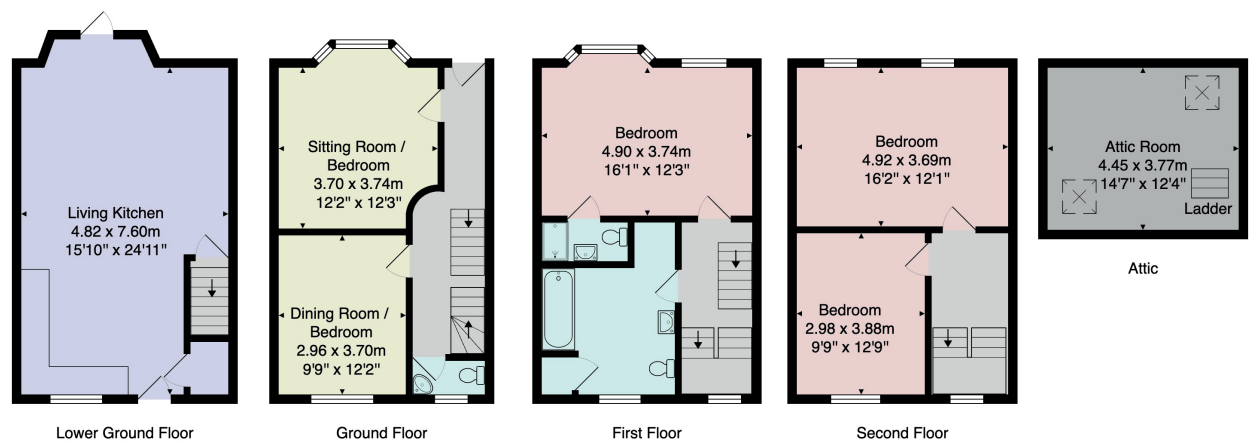
BEDROOM

A further good-sized bedroom.

ATTIC ROOM

A pull-down ladder leads to an additional attic room with carpet and skylight window.

FLOOR PLAN



Total Area: 150.5 m² ... 1620 ft² (excluding attic room)
All measurements are approximate and for display purposes only.
No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.
Box Property Solutions Ltd retains the copyright on this plan and allows agents to use it with agreed permission.

Outside

To the front of the property there is an attractive sunken private paved sitting area with feature outdoor lighting. To the rear of the property there is off-road parking. 32A EV charger to the rear driveway.

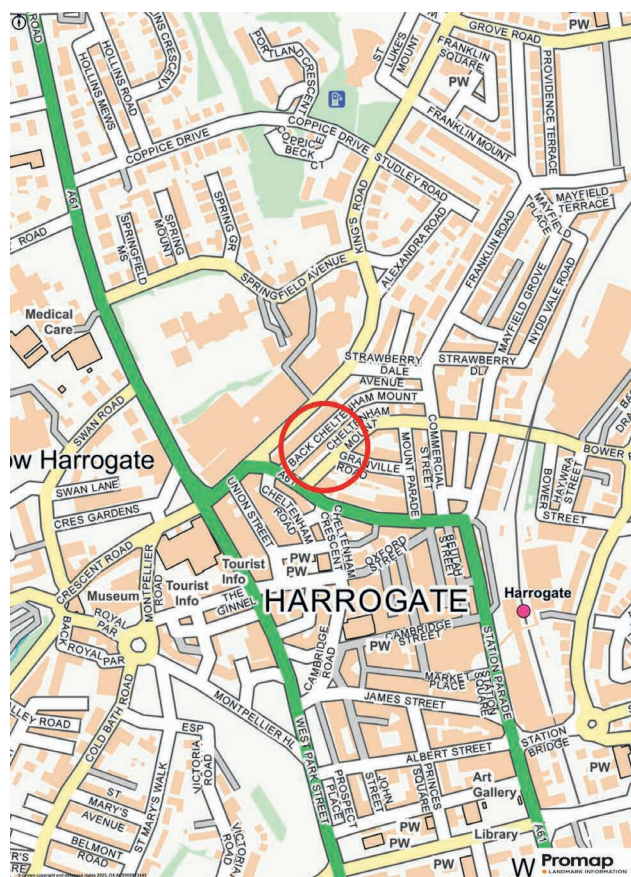
Services

All mains services connected.

Tenure

Freehold

EPC - C



Harrogate

26 Albert Street, Harrogate
North Yorkshire, HG1 1JT

Sales 01423 562 531
Lettings 01423 530 000

sales@verityfearson.co.uk
verityfearson.co.uk





VERITY
FREARSON

verityfearson.co.uk